

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Johnson Farm

2. Location: along Moorton Road near Johnson Farm Lane, Dover, DE

3. Parcel Identification #: 3-00-03700-01-0500-000, 3-00-03700-01-0800-000, 3-00-03700-01-0802-000, 3-00-03700-01-0804-000, 3-00-03700-01-0805-000

4. County or Local Jurisdiction Name: Kent County

5. Owner's Name: Richard & Jerry Williams, Vicki Johnson, Heather Lloydnd

Address: 458 Moorton Road, 400 Moorton Road, 570 Moorton Road

City: Dover

State: DE

Zip: 19904

Phone:

Fax:

Email:

6. Applicant's Name: Johnson Greenways, LLC, Attn: Mark Handler

Address: 5169 West Woodmill Drive

City: Wilmington

State: DE

Zip: 19808

Phone: 302-999-9200

Fax: 302-999-9257

Email:

7. Engineer/Surveyor Name: Morris & Ritchie Associates, Inc.

Address: 18 Boulden Circle, Suite 36

City: Wilmington

State: DE

Zip: 19720

Phone: 302-326-2200

Fax: 302-326-2399

Email: jkirkpatrick@mragta.com

8. **Please Designate a Contact Person, including phone number, for this Project: Julie Kirkpatrick, RLA, 302-326-2200**

Information Regarding Site:	
9. Area of Project(Acres +/-): 197.6	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input checked="" type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." n/a	
12. Present Zoning: AC	13. Proposed Zoning: AC
14. Present Use: Agriculture	15. Proposed Use: Single Family Residential
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: unknown	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? Unknown at this time How will this demand be met?	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name:	
20. If a site plan please indicate gross floor area: n/a	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 397 Gross Density of Project: 2.01 Net Density 2.56 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units: 0

Number of owner-occupied units: 397

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units unknown

☒ Move-up buyer – if checked, how many units unknown

☒ Second home buyer – if checked, how many units unknown

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: approx. 2%
Square Feet: approx. 172,000 sf

Proposed Use: % of Impervious Surfaces: approx. 28%
Square Feet: approx. 2,421,700 sf

25. What are the environmental impacts this project will have? minimal forest clearing

How much forest land is presently on-site? 43 acres How much forest land will be removed? 4 acres

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres approx. 35 acres

If "Yes", have the wetlands been delineated? ☐ Yes ☒ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

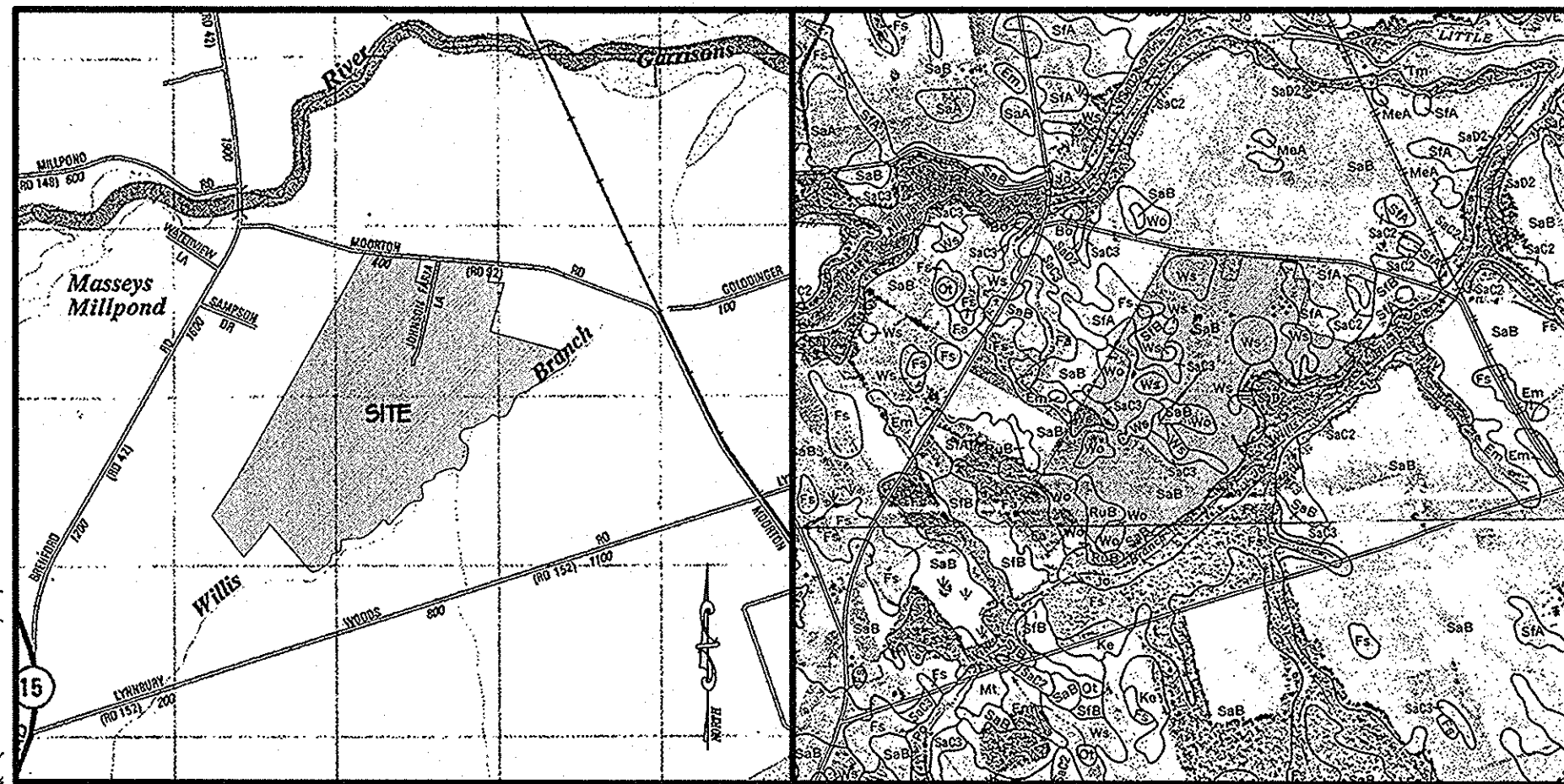
If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☒ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

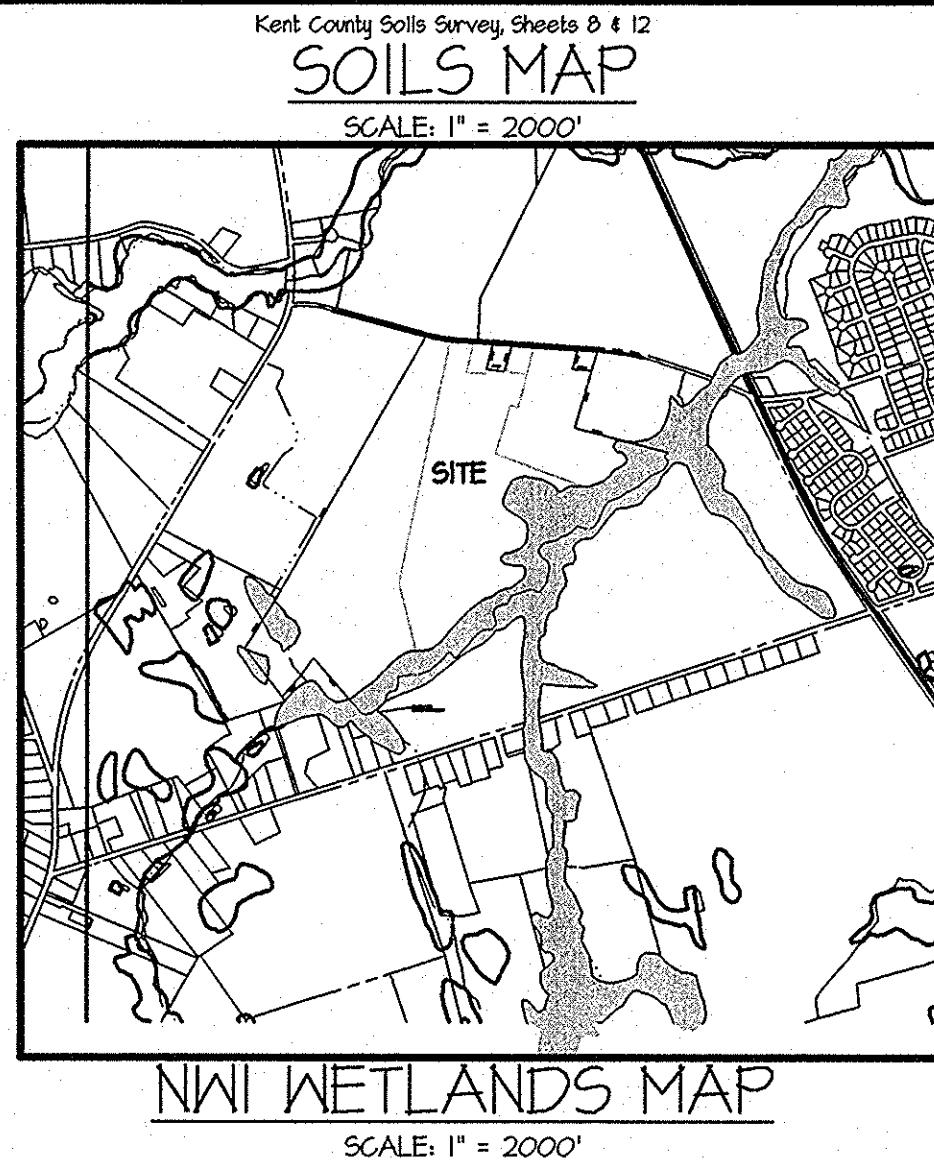
<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>30. List the proposed method(s) of stormwater management for the site: see plan</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): see plan</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 2.8+ Acres 121,968+ Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? active recreation</p> <p>Where is the open space located? 3 areas; one near entrance, two others on opposite side of site, see plan</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 3,958</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? none</p>
<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 2 connections to Moorton Road, 2 lanes, 70' R/W</p>

<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. stub roads provided to adjacent parcels</p>
<p>40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">Has this site been evaluated for hisbrc and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">If "Yes," please indicate what will be affected (Check all that apply)</p> <div style="margin-left: 80px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> <p style="margin-left: 40px;">Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:</p>
<p>44. Please make note of the time-line for this project: as soon as possible</p>
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____ Signature of property owner or contract buyer</p> <p>_____ Signature of Person completing form (If different than property owner)</p> </div> <div style="width: 45%;"> <p>_____ Date</p> <p>_____ Date</p> </div> </div>
<p>This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.</p>



Copyright ADC The Map People - Permitted Use No. 2060846
ADC MAP No. 10 of Kent County, Delaware
LOCATION MAP
SCALE: 1" = 2000'

- LEGEND**
- 24' --- EXISTING 1' CONTOUR
 - 25' --- EXISTING 5' CONTOUR
 - EXISTING BOUNDARY LINE
 - EXISTING RM LINE
 - ⑩ PROPOSED LOT NUMBER
 - PROPOSED EASEMENT
 - PROPOSED BUFFER
 - PROPOSED LOT LINE
 - PROPOSED RM LINE



SITE DATA

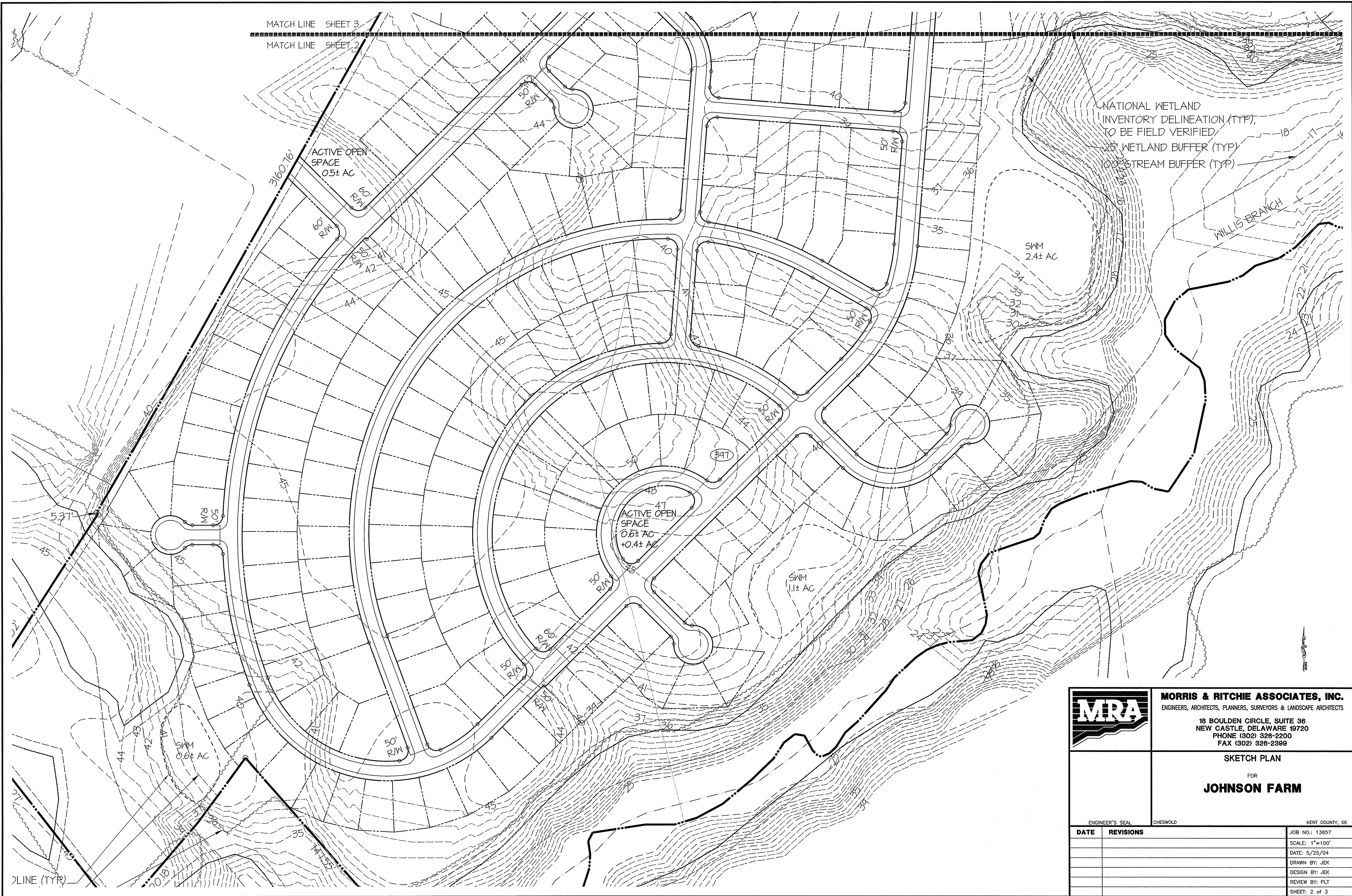
OWNER/APPLICANT:	HANDLER INVESTMENT PARTNERS, LLC 5164 WEST WOODMILL DRIVE WILMINGTON, DE 19809 ATTN: MR. RAY FOX
TAX MAP:	3-00-09100-01-0500-000 (1.1 AC.) 3-00-09100-01-0800-000 (82.1 AC.) 3-00-09100-01-0802-000 (30.1 AC.) 3-00-09100-01-0804-000 (11.1 AC.) 3-00-09100-01-0805-000 (1.1 AC.)
DEED REF:	1/24/410 D/465/100 D/382/199 D/484/31 D/385/261 AC AC WITHIN GROWTH ZONE 141.64 AC. 5.44 AC. 42.64 AC. 43.1 AC. EXISTING, 34.1 AC. TO REMAIN 10,000 S.F. SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	34T
PROPOSED ZONING:	2.01 DU/AC
RELATION TO GROWTH ZONE:	U.S.G.S. DATUM
TOTAL SITE AREA:	NO FLOODPLAIN EXISTS PER FEMA MAP #10001015H, DATED MAY 5, 2003
TOTAL SHM AREA:	TO BE COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, INC., JUNE, 2004
TOTAL ACREAGE WITH OTHER BOUNDARIES:	
AVERAGE LOT SIZE:	
PROPOSED USE:	
NUMBER OF PROPOSED LOTS:	
DENSITY:	
TOPOGRAPHIC REFERENCE:	
FLOODPLAIN REFERENCE:	
WETLAND DELINEATION REFERENCE:	




MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DELAWARE 19720
PHONE (302) 326-2200
FAX (302) 326-2399

SKETCH PLAN FOR JOHNSON FARM

ENGINEER'S SEAL	CHESWOLD	KENT COUNTY, DE
DATE	REVISIONS	JOB NO.: 13657
		SCALE: 1"=200'
		DATE: 5/25/04
		DRAWN BY: JEK
		DESIGN BY: JEK
		REVIEW BY: PLT
		SHEET: 1 of 3







		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS 18 BOULDEN CIRCLE, SUITE 36 NEW CASTLE, DELAWARE 19720 PHONE (302) 326-2200 FAX (302) 326-2399	
		SKETCH PLAN FOR JOHNSON FARM	
ENGINEER'S SEAL		CHESWOLD	
KENT COUNTY, DE			
DATE	REVISIONS	JOB NO.: 13657	
		SCALE: 1"=100'	
		DATE: 5/25/04	
		DRAWN BY: JEK	
		DESIGN BY: JEK	
		REVIEW BY: PLT	
		SHEET: 2 of 3	

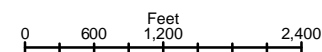
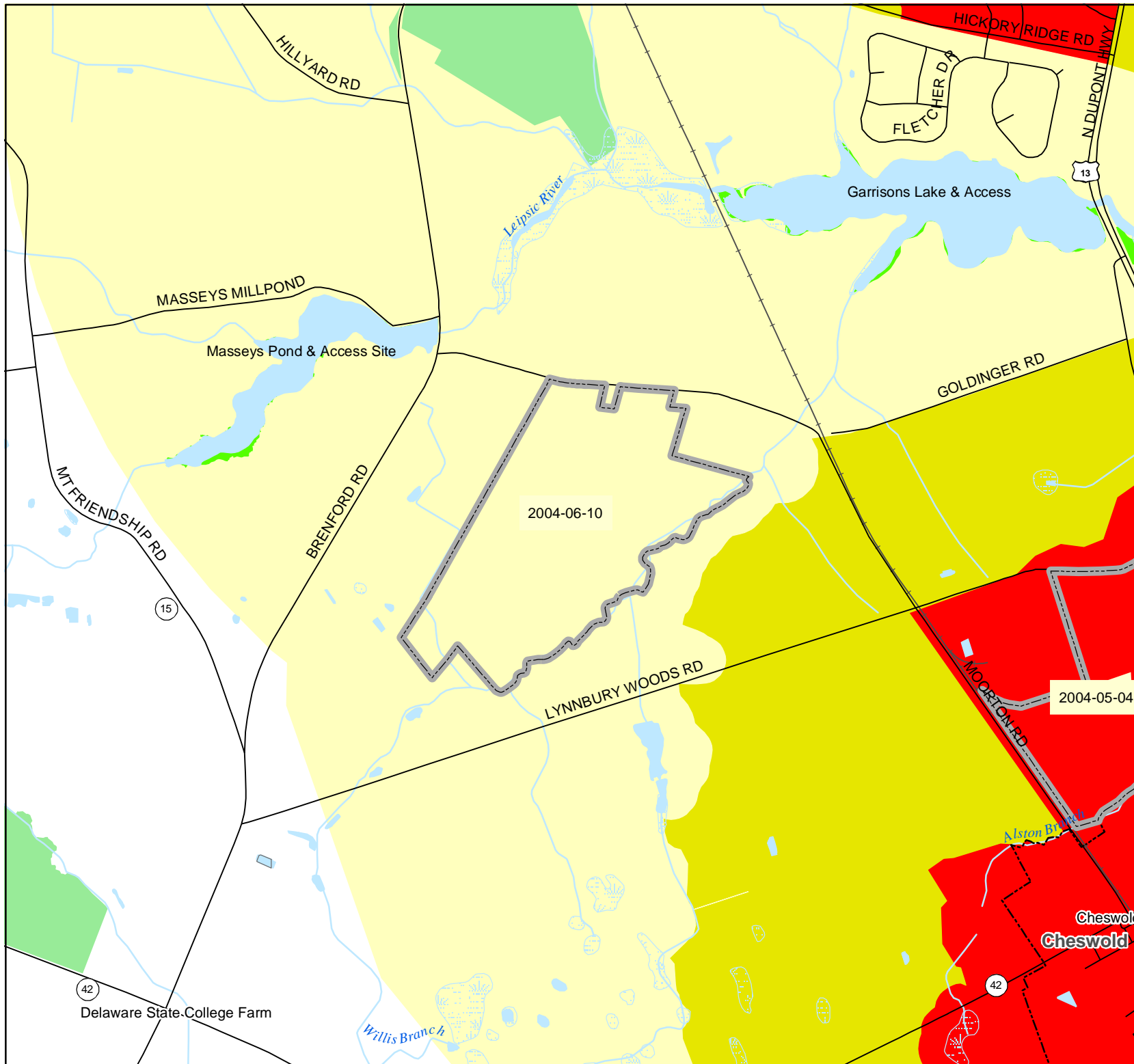
Preliminary Land Use Service (PLUS)

**Johnson Farm
2004-06-10**

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

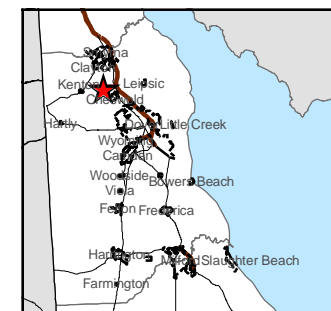
-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural



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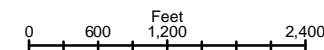
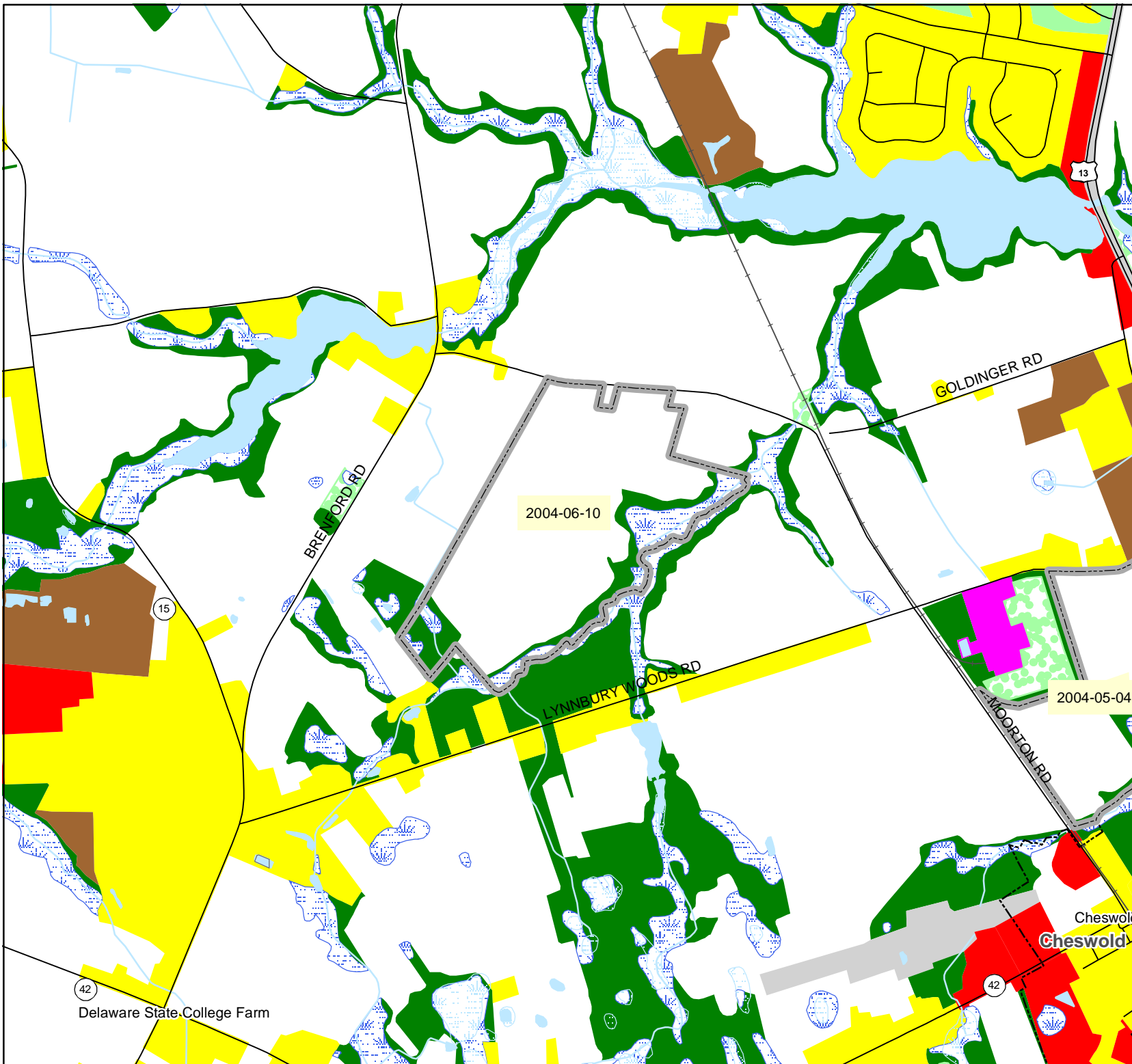
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Preliminary Land Use Service (PLUS)

Johnson Farm
2004-06-10

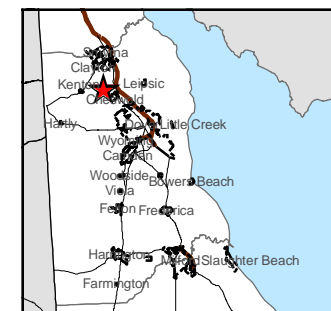
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:20,000



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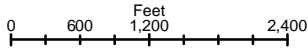
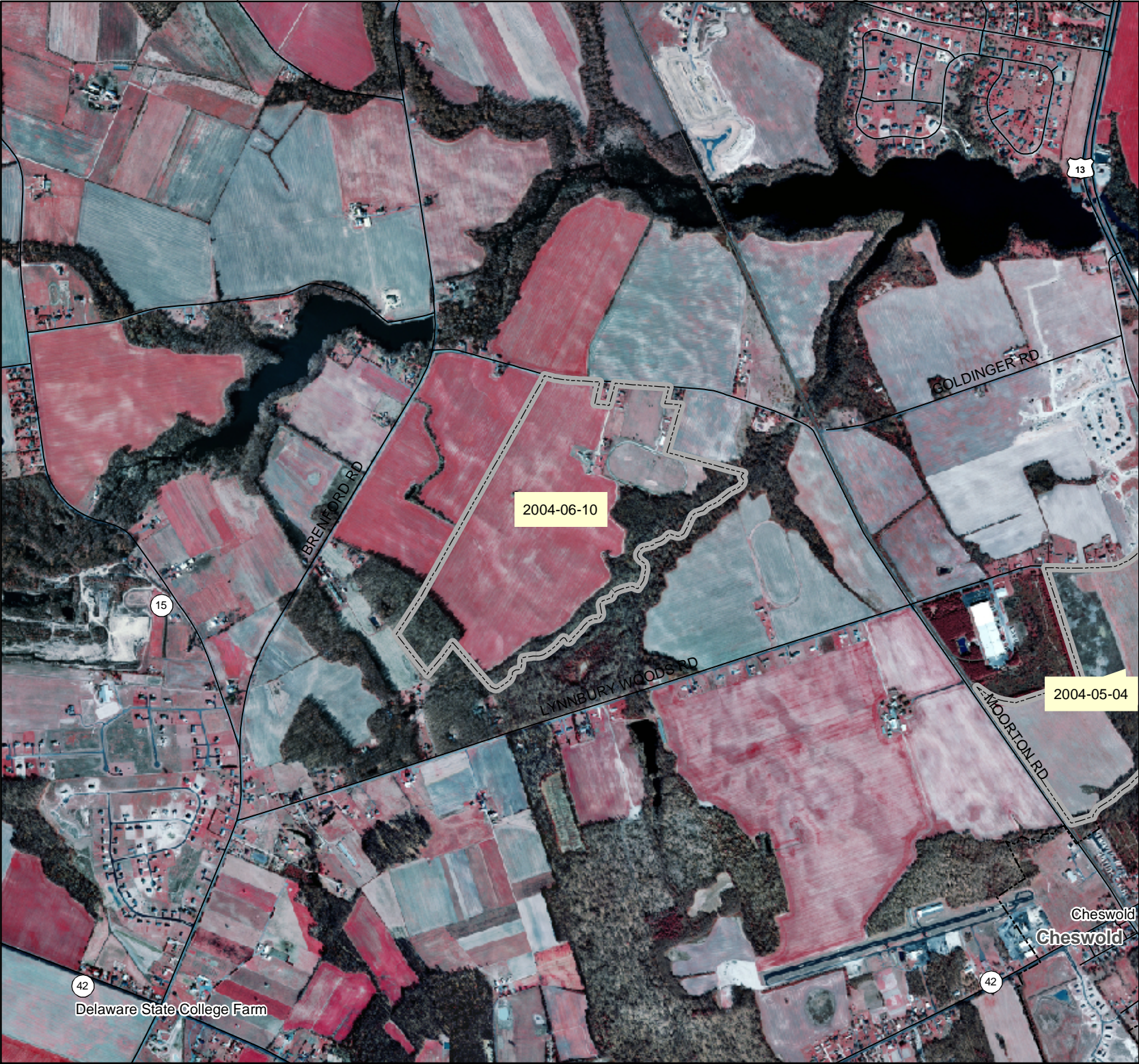


Preliminary Land Use Service (PLUS)

Johnson Farm
2004-06-10

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:20,000



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